

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**March 16, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, March 16, 2010, at about 8:45 a.m. at the Daniel Hudson Apartments, 1930 W. Loyola, , Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Bridget Reidy Sandra Young
Absent:	Myra King Carlos Ponce

Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairman announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

Commissioner Myra King joined the Commissioners in Executive Session at about 8:55 a.m.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Per Mr. Jordan, CHA together with Teresita Diaz, a Section 8 tenant, achieved a major milestone when Ms. Diaz became the 300 person to secure a home through CHA's Choose to Own Program. Ms. Diaz's accomplishment was lauded at a press conference which was attended by Mayor Daley and other dignitaries. Mr. Jordan continued by saying that during this reporting period, six CHA residents graduated from the Family Self Sufficiency Program and, to date, 600 CHA residents have completed the program since its inception 10 years ago. Mr. Jordan then mentioned several activities planned for CHA youth during the spring and summer breaks. Mr. Jordan concluded his report by highly encouraging CHA residents to register and participate in the activities planned for spring and summer breaks.

Chairman Nesbitt then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, Chairman Nesbitt introduced the two items discussed in Executive Session. Commissioner Young then presented an Omnibus Motion for approval of Executive Session Items 1 and 2:

**Executive Session Item 1**

**RESOLUTION NO. 2010-CHA-18**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 1, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for February 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for February 2010.

**Executive Session Item 2**

**RESOLUTION NO. 2010-CHA-19**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 16, 2010, requesting authorization to enter into a settlement agreement in the amount of \$150,000 in the matter of *Lisette Berberena, as mother and next friend of Tyrone Stoutmire, and Tyrone Stoutmire v. CHA, U.S. Dwellings Management & Development, LLC. et al.* 07 L 5178.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$150,000.00 in the case known as *Lisette Berberena, as mother and next friend of Tyrone Stoutmire, and Tyrone Stoutmire v. CHA, U.S. Dwellings Management & Development, LLC. et al.* 07 L 5178.

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his monthly report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Tuesday, March 10, 2010, at approximately 1:20 p.m. at the 60 East Van Buren Corporate offices. Elias Rosario, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report for the month of February 2010.

Commissioner Ivers then presented an Omnibus Motion for adoption of Resolutions for Items A1, A2 and A4 thru A6 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

In January 2009, Aon directly and indirectly solicited requests for insurance premium quotes from 9 insurance carriers. Aon received four quotes for General Liability and 3 quotes for Excess Liability. Due to the new contracts with the Private Property Management firms, Workers Compensation, Crime and Auto Liability insurance will not be included in the PMIP, but will instead be provided by the individual firms. This was the first time in over ten years that multiple insurance carriers were

willing to quote both the General and Excess Liability coverages. Last year, Aon was able to obtain competitive quotes for only the General Liability. This year using CHA's improving claims history combined with the interest generated over the past several years by Aon, several insurance carriers provided competitive quotes for both General and Excess Liability. The premiums offered by Liberty Mutual, Illinois Union and AXIS provide a cost savings of 31% to the CHA from this past year's premiums; however, the retention level has been reduced from \$750,000 to \$250,000. Accordingly, the resolution for Item A1 approves award of contract to Liberty Mutual, Illinois Union and Axis Surplus Companies for the insurance coverage.

**RESOLUTION NO. 2010-CHA-20**

**WHEREAS**, The Board of Commissioners has reviewed Board Letter dated March 10, 2010, entitled "Authorization to enter into contracts with Liberty Mutual Insurance, Illinois Union and AXIS Surplus Insurance Companies for the Private Managers Insurance Program's General and Excess Liability Insurance Coverages";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to procure General Liability and Excess Liability Coverage for the Private Managers Insurance Program through Aon Risk Services Central, Inc. from Liberty Mutual Insurance (General Liability), Illinois Union and AXIS Surplus Insurance Companies (Excess Liability) in the aggregate amount not-to-exceed \$1,129,759 for the period April 1, 2010 through March 31, 2011.

**(Item A2)**

The resolution for Item A2 approves a Housing Assistance Payment contract with WilsonYard Senior Apartments to provide 20 Project Based Vouchers. Wilson Yard is located at 1036 West Montrose in the Uptown community. The building is a 7-story building containing 98 one-bedroom senior rental apartments. Building amenities include a community room, meeting room, laundry facilities, bicycle storage, an exterior landscaped roof deck on the 7<sup>th</sup> floor as well as access to the common exterior roof deck shared with the Wilson Yard family apartments and an attached parking deck containing 119 parking spaces which is also shared with the family building. The building will be LEED certified at the Silver level and contain such features as low-e glass, Energy Star appliances, high-efficiency building systems, a recycling room and LEED compliant paint and floor coverings throughout. The senior apartments are adjacent to the newly constructed Target store and within walking distance of the Wilson CTA Red Line, an Aldi grocery store and a newly renovated Jewel. The apartments are also served by the Montrose and Broadway bus routes and are less than one mile west of lakefront parks that are easily accessible by foot or public transportation. In order to help make this housing opportunity available to the widest range of low income seniors, the developer is seeking Project-based Voucher assistance for 20 units. The Wilson Yard family building was awarded Project-based Voucher assistance for 16 units in 2008 and is now in the lease-up process.

**RESOLUTION NO. 2010-CHA-21**

**WHEREAS:** the Board of Commissioners has reviewed the Board letter dated March 10, 2010, requesting authorization to enter into a Housing Assistance Payment Contract to provide 20 Project-Based Vouchers to Wilson Yard Senior Apartments and authorization to execute all other documents as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee to enter into a Housing Assistance Payment Contract to provide 20 Project-Based Vouchers to Wilson Yard Senior Apartments, a low-income senior housing development and to execute all other documents as may be necessary or appropriate to implement the foregoing.

**(ITEM A3 -THIS NUMBER NOT USED)**

**(Item A4)**

The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement in February 2000. In June 2008, CHA executed an Amended and Restated

MTW Agreement (Restated Agreement) which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements. The FY2009 MTW Annual Report is the first report to follow the new reporting requirements and has been streamlined to reflect these changes. Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. Accordingly, the resolution for Item A4 approves submission of the FY2009 Moving to Work annual Report to HUD.

**RESOLUTION NO. 2010-CHA-22**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 10, 2010, requesting approval of the FY2009 Moving to Work Annual Report, attached hereto.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

- THAT**, the Board of Commissioners hereby approves the attached FY2009 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.
- THAT** the Board of Commissioners grants authorization to submit the FY2009 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 31, 2010.

**(Item A5)**

The resolution for Item A5 approves submittal to HUD of Amendment No. 3 to CHA's Amended and Restated Moving To Work Agreement. Amendment No. 3 allows CHA to count units supported by Project Based Vouchers (PBVs) towards CHA's Plan for Transformation goal to replace or rehabilitate 25,000 units of public housing. CHA remains committed to the delivery of 25,000 revitalized public housing units and through Amendment No. 3, seeks to mitigate the effects that funding shortfalls may have on meeting the unit delivery goals of the Plan. Amendment No. 3 positions CHA to acquire units through PBVs in other developing or existing properties, which may have greater diversity in unit, bedroom sizes, and geographic locale. This strategy better aligns the housing choices available to CHA residents with the needs of current and prospective residents. Moreover, the location of PBV units are dispersed across the city, many in opportunity areas, which further assists CHA's efforts to deconcentrate poverty. To date, CHA has completed 71% of the 25,000 units required to be replaced or modernized by rehabilitating, redeveloping, or acquiring units over the course of the Plan. CHA remains committed to continuing these efforts and delivering more revitalized public housing units each remaining year of the Plan for Transformation.

**RESOLUTION NO. 2010-CHA-23**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2010, entitled "RECOMMENDATION TO APPROVE AMENDMENT NO. 3 TO CHA'S AMENDED AND RESTATED MTW AGREEMENT."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

- THAT**, the Board of Commissioners approves Amendment No. 3 to CHA's Amended and Restated MTW Agreement and submission thereafter to HUD for execution.

**(Item A6)**

On February 22, 2010, the CHA received official written notice of an award of \$56,274.00 from HUD's Public Housing Family Self-Sufficiency Program (FSS) to continue the implementation of the Family Self-Sufficiency Program, a partnership with Heartland Human Care Services to target 50 public housing program participants in mixed-income communities. The program has been recently expanded to include 250 residents in mixed-income and family developments. This

expansion is reflected in an amended Family Self-Sufficiency Plan that was submitted to HUD in 2009. The purpose of the Public Housing FSS program is to promote the development of local strategies to coordinate the use of accessible services under the FSS program with public and private resources, enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency. Accordingly, the resolution for Item A6 approves acceptance of the FSS Grant Award from HUD.

**RESOLUTION NO. 2010-CHA-24**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2010, entitled "RATIFICATION OF ACCEPTANCE OF A RENEWAL GRANT AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AUTHORIZATION TO ENTER INTO A SUB-GRANT AGREEMENT WITH HEARTLAND HUMAN CARE SERVICES AND INCREASE THE FY2009 COMPREHENSIVE BUDGET

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies the acceptance a HUD grant award to continue funding for the Public Housing Family Self-Sufficiency Program in the amount of \$56,274.00, and authorizes the Chief Executive Officer or his designee to increase the FY 2010 comprehensive budget and enter into a sub-grant agreement with Heartland Human Care Services for \$56,274.00 to continue the implementation of the Family Self-Sufficiency Program.

The Omnibus Motion to adopt resolutions for Items A1, A2 and A4 thru A6 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

In the absence of Commissioner Ponce, Chairman of the Operations and Facilities Committee, Commissioner Bridget Reidy then presented the monthly report. Per Commissioner Reidy, the Operations and Facilities Committee meeting was held on Wednesday, March 10<sup>th</sup> at approximately 1:35 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Reidy then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B5 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

In March 2008, the Board of Commissioners approved an award of an agreement with Integrys Energy Services, Inc. for the supply and delivery of natural gas to various CHA residential sites and facilities for a base period of two (2) years. The current contract will expire on March 31, 2010. The Natural Gas Supply and Delivery Agreement offers CHA the opportunity to purchase its gas needs at wholesale instead of retail, and enables the CHA to hedge against potential market price fluctuations through use of multi-tiered price/risk management options. An extension of the agreement would allow the CHA to continue to purchase natural gas supplies from non-utility sources and thereby reduce the CHA's overall gas costs. Based on the historical consumption and management practices, the anticipated annual usage for the period of April 1,

2010 through March 31, 2011, is projected at 12,334,819 therms. Based on proposed pricing for the period, the projected cost to CHA would be \$8,440,427.00. Accordingly, the resolution for Item B1 approves the first option year extension with Integrys Energy Services.

**RESOLUTION NO. 2010-CHA-25**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2009, entitled "Authorization to Exercise the First One-Year Option with Integrys Energy Services, Inc. for the Supply and Delivery of Natural Gas to Various CHA Residential Sites and Facilities";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to exercise the one-year option with Integrys Energy Services, Inc. for the supply and delivery of natural gas to various CHA residential sites and facilities in an amount not-to-exceed \$8,440,427.00.

**(Item B2)**

The CHA advertised Invitation for Bid (IFB) in December 2009 for the renovation of 166 Family Housing units, including the associated site work and landscaping, at Dearborn Homes (IL2-009). This is Phase 5 of the ongoing renovation of this development and covers the buildings at 2840 S. State St., 2900 S. State St., 2901 S. Federal St., and 2910 S. Dearborn St. The IFB was advertised in area newspapers and on CHA's website. The CHA received and opened eight bids and after reviewing the bid submittal materials, a pre-award survey meeting was held with the three lowest apparent bidders. It was determined that Walsh is the lowest responsive and responsible bidder at \$29,927,000.00. Walsh has considerable experience as a general contractor for CHA renovation efforts, including Altgeld Gardens and Philip Murray Homes. Walsh has shown the ability to bring projects in on time and within budget, with few if any change orders. Accordingly, the resolution for Item B2 approves award of contract to Walsh Construction for the Family Housing Renovation at Dearborn Homes, Phase 5.

**RESOLUTION NO. 2010-CHA-26**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 10, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH CONSTRUCTION COMPANY OF IL FOR THE FAMILY HOUSING RENOVATION AT DEARBORN HOMES (IL2-009) – PHASE 5";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$29,927,000.00 for the renovation of one hundred sixty-six (166) Family Housing units and the associated site work and landscaping at Dearborn Homes (IL2-009) – Phase 5. The work will be performed at 2840 S. State St., 2900 S. State St., 2901 S. Federal St., and 2910 S. Dearborn St.

The work at 2840 S. State St. and 2900 S. State St., comprising seventy-two (72) units, is to be completed within two hundred ten (210) calendar days of the date set forth in the Notice to Proceed. The work at 2901 S. Federal St. and 2910 S. Dearborn St., comprising ninety-four (94) units, is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B3)**

The CHA advertised Request for Proposal in November 2009 for Authority-wide construction management services for the Plan for Transformation in area newspapers and on the CHA's website. The CHA also directly solicited 225 firms, including 39 M/W/DBE firms. Eighty-six firms picked up copies of the solicitation. The CHA received eight proposals which were evaluated and scored. Four respondents were found to be in the competitive range and were invited to make presentations and hold discussions with the CHA. After further evaluations

following the presentations and discussions with the four Respondents, the Contracting Officer set a second competitive range narrowing the field to two respondents. Upon further consideration following additional discussions with these two firms, staff concluded that Partnership for Transformation provides the best overall combination of expertise, knowledge, understanding, competence, ability and cost. Accordingly, the resolution for Item B3 approves award of contract to Partnership for Transformation for Authority wide construction management services. Partnership for Transformation is a joint venture consisting of McKissack & McKissack Midwest, Inc., The Rise Group, LLC and URS Corporation.

**RESOLUTION NO. 2010-CHA-27**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated March 10, 2010, entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH PARTNERSHIP FOR TRANSFORMATION FOR AUTHORITY-WIDE CONSTRUCTION MANAGEMENT SERVICES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract for Authority-wide construction management services with Partnership for Transformation for a one-year term in an amount not-to-exceed \$2,975,581.00, with two one-year options, subject to the Board's approval, for Authority-wide construction management services for the Capital Construction Department's rehabilitation, and capital maintenance activities associated with the Capital Improvement Program.

This award is subject to the firm's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B4)**

The resolution for Item B4 approves submission of an Acquisition Application to HUD and to enter into a Purchase Agreement with RS Homes II LLC for a certain portion of land at the Roosevelt Square Development. Related Midwest, Heartland Housing and Quest Development were selected as the result of an RFP for the redevelopment of the ABLA site into a mixed-income community. The development of a community park was a critical component in the community approval of the Roosevelt Square Redevelopment Plan. On behalf of the CHA, the developer purchased Riis School from the Chicago Public Schools in July 2007 for the appraised market value of \$2,500,000 for future development of residential units and a 1.1 acre park for the Roosevelt Square community. The CHA is legally obligated to the Chicago Park District (CPD) under the 2003 FOSCO Park IGA to provide this land for development of the 1.1 acre park. Through acquisition of this site, CHA will fulfill its obligation to CPD and the site will be available for the Roosevelt Square community park. The subject property is approximately 1.414 acres located at 1109 south Throop Street, just south of Taylor Street (North), Grenshaw Street (South), South Lytle Street (East) and South Throop Street (West). The appraised fair market value for the land is \$1,970,000. The full 1.414 acre site is slated for development of 21 townhome style units in addition to the new 1.1 acre community park. The community park will house a group of seven, Works Progress Administration era animal sculptures by renowned artist Edgar Miller, originally installed at the Jane Addams Homes that are currently in storage awaiting restoration and reinstallation.

**RESOLUTION NO. 2010-CHA-28**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated March 10, 2010, requesting authorization to: 1) Submit an Acquisition Application to the United States Department of Housing and Urban Development, 2) Enter into a Purchase Agreement with RS Homes II LLC for a certain portion of land at the Roosevelt Square development and 3) Execute such other documents as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to: 1) Submit an Acquisition Application to the United States Department of Housing and Urban Development, 2) Enter into a Purchase Agreement with RS Homes II LLC for a certain portion of land at the Roosevelt

Square development and 3) Execute such other documents as necessary to implement the foregoing.

**(Item B5)**

The resolution for Item B5 approves a Predevelopment Loan Agreement with RS Homes II LLC for the Roosevelt Square Phase IIA Development not-to-exceed \$4,000,000. Roosevelt Square Phase IIA (RS IIA) will provide a total of 185 rental units, including 49 units for public housing residents. RS IIA will have multiple sub-phase developments in order to make it easier to finance and market new units in the current real estate market. The multi phase RS IIA developments are projected to include: 1) two, 64 unit market-rate rental buildings for a total of 128 units, 2) a Family Supportive Housing building with 30 total units, and 3) two rental buildings with 27 total units. The building types include townhouses, six flats and two, five story rental buildings. Each of the two 64 unit buildings will provide 8 units for public housing families, for a total of 16 public housing units. The location of these buildings will be along Roosevelt Road between Racine Avenue and Loomis Street. The proposed CHA predevelopment loan amount for these two buildings is approximately \$1,723,826. The Family Supportive Housing building and two additional rental buildings will provide a total of 57 affordable and public housing units and the proposed CHA predevelopment loan amount is approximately \$1,753,822. The Family Supportive Housing building will be located between Throop Street (East), Blue Island (West), 15<sup>th</sup> Street (South) and north of the new proposed Police Station along Blue Island. The other two rental buildings will be located on two separate sites for a total of 27 units with 18 units proposed for public housing residents and 9 units for affordable residents; the first building will be located along Roosevelt Road between Racine Avenue and Throop Street; the second building is located along 13<sup>th</sup> Street between Blue Island Avenue and Racine Avenue. This site is just north of the new Fire Station that was developed by the PBC to serve the surrounding community. The developer plans to close on the first sub phase of the two, 64 unit buildings by late summer, early fall 2010. The Family Supportive Housing development plans to close early in 2011.

**RESOLUTION NO. 2010-CHA-29**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 10, 2010, requesting authorization to: 1) Enter into a Predevelopment Loan with RS Homes II LLC for the Roosevelt Square Phase IIA development in an amount not to exceed \$4,000,000 and 2) Execute such other documents as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to: 1) Enter into a Predevelopment Loan with RS Homes II LLC for the Roosevelt Square Phase IIA development in an amount not to exceed \$4,000,000 and 2) Execute such other documents as necessary to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Reidy then presented an Omnibus Motion for adoption of the Resolutions for Items B6 and B7 discussed, but not voted upon at the Operations and Facilities Committee.

**(Item B6)**

The CHA plans to open the General Family Public Housing Wait List in FY2010. The CHA is required to duplicate and distribute applications and related materials to approximately 500 locations. These locations include all property management companies, partners, external stakeholders, and a variety of public venues including libraries and community centers. Examples of these documents include Public Housing Wait List Applications and Frequently Asked Questions materials. Pitney Bowes was selected by exigency and sole source due to inadequate competition since only one vendor submitted a proposal for review in response to the Request For Proposal. Pitney Bows has extensive experience with scanning documents through Optical Character Recognition. They have committed to duplicating and distributing materials within a rapid development timeframe in conjunction with the needs of the project. Additionally, the company has the equipment and infrastructure that will meet the high volume demands of the project. Accordingly, the resolution for Item B6 approves award of contract to Pitney Bowes.

**RESOLUTION NO. 2010-CHA-30**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2010, entitled "Recommendation to Award a Contract for Duplication, Distribution and Optical Character Recognition Services for the Opening of the General Family Waitlist";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a service agreement with Pitney Bowes for duplication, distribution and Optical Character Recognition services for a one year term in an amount not to exceed \$608,290.00, with one, one-year option.

**(Item B7)**

On January 2010, the CHA advertised a Request for Proposal (RFP) for the creation and implementation of an online portal that will accept applications electronically as well as hosting the portal website during the period in which open enrollment is active and until all applications are processed. The RFP was advertised in area newspapers, as well as CHA's website. In addition, notification was sent to 44 Assist Agencies for provision to their member list. Of the six proposals received, evaluated and scored, three proposals were found to be within the competitive range. Individual discussions and clarification meetings were conducted with the vendors and after their Best and Final Offers were received, it was determined that Model Metrics, Inc. best exhibited the knowledge and expertise to provide the CHA with the requested services at the most competitive price. Accordingly, the resolution for item B7 approves award of contract to Model Metrics for a twelve monthly period at a firm, fixed price of \$103,868.00.

**RESOLUTION NO. 2010-CHA-31**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2010, entitled "Recommendation to Award a Contract for Online Applicant System Services for the Opening of the General Family Waitlist";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a service agreement with Model Metrics for online applicant system services for a twelve (12) month period in the firm, fixed amount of \$103,868.00.

The Omnibus Motion to adopt resolutions for Items B6 and B7 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Briget Reidy
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Sandra Young

Nays:                  None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Tuesday, March 10, 2010 at 2:00 p.m. at the 60 East Van Buren Corporate offices. Linda Kaiser, Vice President of Resident Services; Matt Weiss, Director of Workforce Development, Heartland Human Care Services and Greg Sutton, Vice President, TEC Services, Inc; presented the Committee with an update on the Transitional Jobs Program.

Commissioner Young then presented an Omnibus Motion for adoption of Resolutions for Items C1 and C3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves exercising the first one-year option to extend the relocation moving contracts with Big "O" Movers, REO Movers, Smith Movers, and Midway Movers to provide moving services for families relocating under the Plan for Transformation. The current contracts will expire on March 31, 2010 and continued services for families are necessary. Each contractor has performed satisfactorily and met its contractual requirements during the base term of the contracts. The maximum aggregate compensation amount for all of the contracts combined is an amount not-to-exceed \$5,039,616.

**RESOLUTION NO. 2010-CHA-32**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated March 10, 2010, entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE-YEAR OPTION TO EXTEND THE RESIDENT RELOCATION MOVING CONTRACTS WITH BIG "O" MOVERS AND STORAGE, INC., REO MOVERS AND STORAGE, INC., SMITH MOVERS INC. AND MIDWAY MOVING AND STORAGE, INC., TO PROVIDE MOVING AND RELOCATION SERVICES FOR FAMILIES RELOCATING UNDER THE PLAN FOR TRANSFORMATION"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option for resident relocation moving services with Big "O" Movers and Storage, Inc., in the amount of \$325,000, Reo Movers and Storage, Inc., in the amount of \$325,000, Smith Movers Inc. in the amount of \$325,000, Midway Moving and Storage, Inc., in the amount of \$325,000, and authorizes a contingency budget in the amount of \$400,000 for a total amount not-to-exceed \$1,700,000 for all contracts. The maximum aggregate compensation amount for all of the contracts combined is an amount not-to-exceed \$5,039,616.

**(Item C3)**

The resolution for Item C3 approves a contract amendment with Screening Reports, Inc., not-to-exceed \$140,000.00 for Tenant Screening Services for the Housing Choice Voucher (HCV) Program. Under the HCV program, Tenant Screening Services will screen adult household members for certain types of criminal activity before admission to the program. In addition, adults that are added to the household or head of household changes will also be screened. The background check is then provided to CHA for a final determination for assistance. As a result of the additional volume that Screening Reports, Inc. will gain upon adding the HCV program to the contract, the vendor has agreed to lower the current pricing per Complete Criminal Background search report and Social Security Trace. Consequently, this permits both the Public Housing side and the Housing Choice Voucher Program to pay the same amount for the same report.

**RESOLUTION NO. 2010-CHA-33**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2020, entitled, “RECOMMENDATION TO AUTHORIZE AN AMENDMENT TO CONTRACT NUMBER 9009 WITH SCREENING REPORTS, INC. FOR TENANT SCREENING SERVICES FOR THE HCV PROGRAM”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to amend the Contract Number 9009 with Screening Reports Inc. to provide tenant services screening services to the HCV Program and to increase funding under the Contract by an amount not to exceed \$140,000.00. The contract's new aggregate not-to-exceed funding amount will be \$382,000.00.

The Omnibus Motion to adopt resolutions for Items C1 and C3 was seconded by Commissioner King and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Young then presented a motion to approved Item C2 which was tabled at Committee to address concerns raised by a Cabrini Resident. According to Commissioner Young a meeting was held on Monday, March 15<sup>th</sup> and the resident's issues were resolved.

**(Item C2)**

The resolution for Item C2 approves contract extension with Holsten Real Estate Development Corporation for Community and Supportive Services at Parkside. In June 2005 the Board authorized CHA to enter into a contract for redevelopment of Cabrini Green Extension North with Parkside Associates, LLC. Parkside Associates is responsible for the overall redevelopment process of Parkside and is also responsible for preparing funding applications, obtaining financing, construction, and the coordination of community and supportive services. In November 2005, pursuant to the CHA's selection of the Development Team and the representations made in its proposal that Holsten would provide CSS for the new mixed income community, the Board authorized the CHA to negotiate and enter into a one-year contract with two one-year options with Holsten. The current extension request and additional funding will allow Holsten to continue providing post-occupancy services to those 107 families residing at Parkside. CSS will remain focused on assessment and service planning, case management and employment services. The post-occupancy services will include identifiable outcomes similar to those of the FamilyWorks program. CHA staff will monitor and perform quality assurance of the services provided through the review of monthly performance reports, quarterly monitoring visits and participant file reviews.

**RESOLUTION NO. 2010-CHA-34**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 10, 2010, entitled “RECOMMENDATION TO EXTEND CONTRACT NO. 5164 WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO CABRINI GREEN RESIDENTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend Contract No. 5164 ("Contract") with Holsten Real Estate Development Corporation for the period of April 1, 2010 through March 31, 2011, and to increase the Contract's funding by an amount not-to-exceed \$400,000, adding it to the carryover balance available at the end of the current contract term to provide community and supportive services to CHA families residing in the Parkside of Old Town community.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:                    Martin Nesbitt  
                            Hallie Amey  
                            Deverra Beverly  
                            Dr. Mildred Harris  
                            Michael Ivers  
                            Myra King  
                            Bridget Reidy  
                            Sandra Young

Nays:                    None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolution adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:00 a.m.

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s/b:                      Martin Nesbitt  
                            Chairman

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s/b: Lee Gill, Custodian and  
                            Keeper of Records